Davidson County DEEDWARR Recvd: 12/13/00 13:19 2pgs Fees:11.00 Taxes:906.13 20001213-0122705	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00. James R. McGill *Affiant* SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE NOVEMBER 30, 2000. Stella D. Jenkins *Notary Public* MY COMMISSION EXPIRES: NOTARY PUBLIC (AFFIX SEAL) AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McGill	Columbia National	Map 180, Parcel 231
109 Holt Hills Road	P.O. Box 3050	6D 78522
Nashville, Tennessee 37211	Columbia, MD 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD A. NELSON AND WIFE, CHRISTINE MARIE NELSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. MCGILL AND WIFE, MORA R. MCGILL** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 3 on the plan of Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section Four, Holt Hills, as of record in Plat Book 9700, Page 541, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard A. Nelson by Quitclaim Deed from Steven D. Nelson and wife, Lynette Spring Nelson of even date and being recorded simultaneously herewith. Christine Marie Nelson herein joins to convey any and all rights and interests she may have, if any.

Richard Alver Nelson executed this instrument on behalf of Christine Marie Nelson pursuant to a Power of Attorney of record in Instrument #200003160026865 and as re-recorded in Instrument #xxxxxxxxxxxxxxx, simultaneously herewith Register's Office, Davidson County, Tennessee.

Richard Alver Nelson and Richard A. Nelson is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5167, Page 923 and Book 5183, Page 594, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 109 Holt Hills Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are

lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WHEREVER USED, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this November 30, 2000.

Christine Marie Nelson By

Christine Marie Nelson
By: Richard Alver Nelson, Attorney-in-Fact

By Richard Alver Nelson, Attyin-fact

Richard A. Nelson

Richard A. Nelson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Nelson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this November 30, 2000

Commission expires:

STELLA G. JE... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Stella G. Jenkins

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Alver Nelson as Attorney-in-Fact for Christine Marie Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2000.

Notary Public Stella G. Jenkins

My Commission Expires:

STELLA G. JE... NOTARY PUBLIC AT LARGE DAVIDSON

My Co... ...N. 25, 2003